PHASE 9, HEYFORD PARK, UPPER HEYFORD, BICESTER

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DORCHESTER LIVING

REVISION/S:

A. 2018-01-23. Single garages increased in width to 3253mm. 1350mm high piers added to the legend. Various close board fences changed to screen walls. Block SPF7 removed, new arrangement for plots 564-569 proposed. Various plots across the site renumbered to reflect layout changes. Plots and parking proposalls for plots 637-651 & 755-776 rearranged, layout updated to suit. Chimneys added to plots 758-759 & 772-773. Junctions between plots 572-565 & 699-701 and plots 637-634 & 674-675 updated. POS area to the west of the site amended, new bridleway provided. Road along the school area widened to 6.1m all the way across the site. All as per Client's request. MED

B. 2018-05-01. Plot numbers amended to suit phasing at client request. MED

LEGEND

EXISTING VEGETATION

- EXISTING TREE TO BE RETAINED WITH RAY ROOT PROTECTION AREA (RPA) AND CANOPY SPREAD
- EXISTING TREE TO BE REMOVED
- EXISTING HEDGE TO BE RETAINED
- EXISTING HEDGE TO BE REMOVED

EXTERNAL BOUNDARY TREATMENTS

- 1800mm HIGH SCREEN WALL REFER TO MATERIALS LAYOUT DRG PHA-09-100 FOR MATERIALS
- 1800mm HIGH CLOSE BOARD TIMBER FENCE
- 2200mm HIGH TRELLIS or 1800mm HIGH SCREEN WALL REFER TO MATERIALS LAYOUT DRG PHA-09-100 FOR MATERIALS
- 1200mm HIGH CRETEVIN WALL WITH 1200mm HIGH TREE PLANTING TO MATERIALS LAYOUT DRG PHA-09-100 FOR MATERIALS
- 1800mm HIGH PLOT DIVISION PANEL FENCE
- 900mm HIGH METAL ESTATE RAILINGS
- 900mm HIGH METAL RAILINGS
- 2000mm HIGH TIMBER KNEE RAILING
- 1800mm HIGH TIMBER MATCHBOARD ACCESS GATE
- 1200mm HIGH TIMBER FIELD GATE

NUMBERING

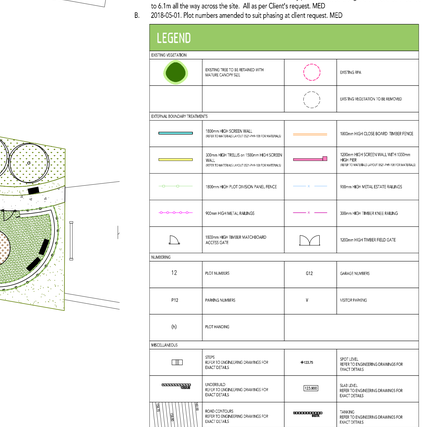
- 12 PLOT NUMBERS
- G12 GARAGE NUMBERS
- P12 PARKING NUMBERS
- V VISITOR PARKING
- (h) PLOT MARKING

MISCELLANEOUS

- STEPS REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS
- SPOT LEVEL REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS
- KNEE RAILS REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS
- SLAB LEVEL REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS
- ROAD CENTRELINE REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS
- KERBING REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS
- BANKING REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS
- 3m SEWER EASEMENT REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS
- PEDESTRIAN ACCESS
- RETAINING WALLS REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS
- CAR KEY
- GARAGE ACCESS
- AFFORDABLE HOUSING - RENTED
- BIN / MET STANDING
- AFFORDABLE HOUSING - INTERMEDIATE
- CYCLE SHED
- BIN (WHEELIE) KNOCKING WITH 1.5m TURNING CIRCLE
- COMPOST BIN
- ROTARY DRYER
- BIN MASTER AREA
- WATER BUTT
- ROAD TO BE BUILT TO ADOPTABLE STANDARD TO ALLOW FIRE ENGINE ACCESS

LANDSCAPING

- MARSHALLS MONO CONCRETE BLOCK PERMEABLE PAVING - TBC COLOUR: BRINDLE
- MARSHALLS HEATHLON BLOCK PAVING COLOUR: BUFF
- 20MM ROLL STRIP
- 10/14mm GRADED RIVER GRAVEL TO COMPLY WITH "ENGLISH NATURE"
- LOOSE STONE GPO SYSTEM - TBC
- SOMMERFIELD GRASS CRETE - TBC
- TURFING
- GRASSED AMENITY AREA
- 470mm x 470mm YORKSHIRE FLAGSTONE PATIO SLABS
- SHRUB PLANTING
- PAVING SLABS
- PROPOSED NATIVE TREE REFER TO DETAILED LANDSCAPE PROPOSALS FOR EXACT DETAILS
- PROPOSED HEDGEROW REFER TO DETAILED LANDSCAPE PROPOSALS FOR EXACT DETAILS
- PROPOSED GRASS PLANTING REFER TO DETAILED LANDSCAPE PROPOSALS FOR EXACT DETAILS
- PROPOSED PLANTING BEDS REFER TO DETAILED LANDSCAPE PROPOSALS FOR EXACT DETAILS



KEY PLAN @ 1:2500

N

EXTERNAL WORKS LAYOUT (SHEET 4 OF 4)

SCALE: 1:250 @ A0

DATE: OCTOBER 2016
DRAWN: DW

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